



**Willowfield Road, Eastbourne BN22 8AP**



**welcome to**

**Willowfield Road, Eastbourne**

**\*\*\*INVESTMENT OPPORTUNITY - SIX BEDROOM LICENSED HMO\*\*\***

Fox & Sons are delighted to market this opportunity to acquire this 6 bedroom HMO located in a popular central location close to Eastbourne town centre and seafront.



## Entrance Hall

## Lounge

12' 2" x 9' 7" ( 3.71m x 2.92m )

Double glazed door to the rear aspect.

## Kitchen

13' 11" x 10' ( 4.24m x 3.05m )

## Bedroom 4

11' 5" x 11' 2" ( 3.48m x 3.40m )

Double glazed bay window to the front aspect.

## En – Suite

## First Floor Landing

Stairs leading from ground floor to first floor landing.

## Bedroom 1

10' 10" x 10' 2" ( 3.30m x 3.10m )

Double glazed bay window to the front aspect.

## En – Suite

## Bedroom 5

13' 1" x 9' 4" ( 3.99m x 2.84m )

Double glazed window to the rear aspect.

## En – Suite

## Bedroom 6

9' 5" x 5' 9" ( 2.87m x 1.75m )

Double glazed window to the rear aspect.

## Cloakroom

## Second Floor Landing

Stairs leading from first floor to second floor landing.

## Bedroom 2

15' 2" x 9' 2" ( 4.62m x 2.79m )

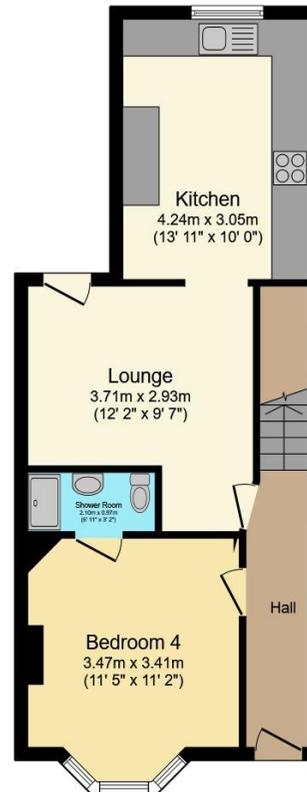
Double glazed window to the front aspect.

## Bedroom 3

12' 3" x 9' 9" ( 3.73m x 2.97m )

Double glazed window to the rear aspect.

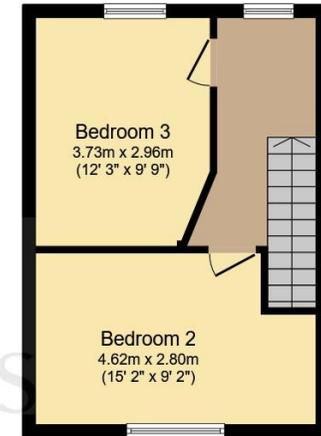
## Rear Garden



Ground Floor



First Floor



Second Floor

Total floor area 126.2 m<sup>2</sup> (1,359 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Willowfield Road, Eastbourne

- HMO PROPERTY
- IDEAL INVESTMENT
- SEASIDE LOCATION
- CHAIN FREE
- SIX BEDROOMS

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01323 410911**



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



**fox-and-sons.co.uk**